

## LOT LANDSCAPE REQUIREMENTS

## REAR YARD &amp; SIDE YARD EASEMENTS

A use easement gives the homeowners the right to use the adjacent property, which allows for maximum usable yard space. It is important when placing the home on the lot to maximize the outdoor space and also to be conscious of the privacy of each home. Care should be taken when designing the homes when using use easements in the placement of windows, in order to allow for maximum privacy for these outdoor spaces.

Side yard use easements at Gold Hill Mesa are intended for alley lots while rear yard use easements are intended for front loaded lots. The side yard use easement is usually given to the neighbor on the non-yard side of the owner's garage in order to maximize the neighbor's outdoor space. The easement should be at least 10' from the front façade of the home and continue to the rear property line.